

City of Houston, Texas, Ordinance No. 2023 - 929

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE LAKE HOUSTON REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE); APPROVING THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2024-2028 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the City of Houston (the "City") designated Reinvestment Zone Number Ten, City of Houston, Texas (the "Zone" or "Lake Houston Zone"), on December 17, 1997 by Ordinance No. 97-1589; and

**WHEREAS**, the Lake Houston Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2024 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2024-2028 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain agreement among the City, the Authority, and the Zone approved by Ordinance No. 2014-50 on January 22, 2014; and

**WHEREAS**, the City has experienced an incremental increase in the cost of providing municipal services as a result of the creation of the Zone and the development and redevelopment of the land in the Zone; and

**WHEREAS**, the City Council finds that it is appropriate to recover its incremental costs of municipal services for Fiscal Year 2024 from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone, subject to complying with the provisions of Texas Tax Code Section 311.010(i); and

**WHEREAS**, the City Council finds that the incremental costs of providing municipal services set forth in the Operating Budget attached hereto as Exhibit "A" are reasonable and will be paid from the tax increment produced by the City and paid into the Tax Increment Fund of the Zone; and

**WHEREAS**, the City Council desires to approve the Budgets for the Authority on behalf of the Zone; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2.** That the City Council takes cognizance of the fact that in order to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may only transfer funds from one line item of Project Costs shown on Exhibit "A" to another (1) as needed for debt service, and (2) provided that the aggregate of such transfer does not exceed the lesser of \$400,000 or 5% of Project Costs; and any changes in excess of the foregoing must be approved by the Zone's Board of Directors and the City Council. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

**Section 3.** That the CIP Budget attached hereto as Exhibit "B" is hereby approved for the Zone.

**Section 4.** That not later than March 31, 2024, the Zone shall, in cooperation with City representatives: (1) identify surplus funds in the Zone's Fiscal Year 2024 Operating Budget based on the difference between Zone revenues and the Fiscal Year 2024 Operating Budget approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for that purpose. The Zone shall consider amendments to the Zone Project Plan and Reinvestment Zone Financing Plan that may be necessary to accomplish this purpose, and shall expedite any such

amendments.

**Section 5.** That the approval of the Budgets is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

|              |  |
|--------------|--|
| Category I   | Less than \$1,000.00                               |
| Category II  | At least \$1,000.00 but less than \$10,000.00      |
| Category III | At least \$10,000.00 but less than \$50,000.00     |
| Category IV  | At least \$50,000.00 but less than \$100,000.00    |
| Category V   | At least \$100,000.00 but less than \$500,000.00   |
| Category VI  | At least \$500,000.00 but less than \$1,000,000.00 |
| Category VII | \$1,000,000.00 or more                             |

**Section 6.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 1st day of November 2023.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



Meeting 11/01/2023

| Aye                         | No      |                        |
|-----------------------------|---------|------------------------|
| Absent on personal business |         | <b>Mayor Turner</b>    |
| ....                        | ....    | <b>Council Members</b> |
| ✓                           |         | Peck                   |
| ✓                           |         | Jackson                |
| ✓                           |         | Kamin                  |
| ✓                           |         | Evans-Shabazz          |
| ✓                           | Protem  | Martin                 |
| ✓                           |         | Thomas                 |
| ✓                           |         | Huffman                |
| Absent on City Business     |         | Cisneros               |
| ✓                           |         | Gallegos               |
| ✓                           |         | Pollard                |
| ✓                           |         | Castex-Tatum           |
| ✓                           |         | Knox                   |
| ✓                           |         | Robinson               |
| Absent on personal business |         | Kubosh                 |
| ✓                           |         | Plummer                |
| ✓                           |         | Alcorn                 |
| Caption                     | Adopted |                        |

Captions Published in DAILY COURT REVIEW

Date: 11/7/2023

**EXHIBIT "A"**

**Fiscal Year 2024 Operating Budget  
for the Lake Houston Redevelopment Authority**

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2024 BUDGET PROFILE

Fund Summary  
 Fund Name: Lake Houston Redevelopment Authority  
 TIRZ: 10  
 Fund Number: 7558/50

|                                 |                                   |                  |
|---------------------------------|-----------------------------------|------------------|
| P<br>R<br>O<br>F<br>I<br>L<br>E | Base Year:                        | 1997             |
|                                 | Base Year Taxable Value:          | \$ 8,959,080     |
|                                 | Projected Taxable Value (TY2023): | \$ 1,818,114,504 |
|                                 | Current Taxable Value (TY2022):   | \$ 1,593,226,700 |
|                                 | Acres:                            | 4,052.67         |
|                                 | Administrator (Contact):          | Ralph De Leon    |
|                                 | Contact Number:                   | (832) 978-5910   |

|   |  |
|---|--|
| N<br>A<br>R<br>R<br>A<br>T<br>I<br>V<br>E | <b>Zone Purpose:</b>   |
|   | Tax Increment Reinvestment Zone Number Ten, City of Houston, Texas was created to develop plans and programs to support and facilitate planned residential and commercial developments in a manner consistent with the Kingwood Association Service Plan, which annexed the area into the City of Houston. |

| P<br>R<br>O<br>J<br>E<br>C<br>T<br><br>P<br>L<br>A<br>N |                          | Total Plan    | Cumulative Expenses<br>(to 6/30/22) | Variance       |
|---|--------------------------|---------------|-------------------------------------|----------------|
|   | <b>Capital Projects:</b> |               |                                     |                |
| Public Utilities  | \$                       | 125,000,000   | \$ 56,751,490                       | \$ 68,248,510  |
| Street Reconstruction                                   |                          | 225,000,000   | 35,883,340                          | 189,116,660    |
| Drainage and Detention                                  |                          | 304,409,140   | -                                   | 304,409,140    |
| Parks and Recreational Facilities                       |                          | 20,000,000    | -                                   | 20,000,000     |
| Cultural and Public Facilities                          |                          | 25,000,000    | 7,710,269                           | 17,289,731     |
| Economic Development Programs                           |                          | 25,000,000    | -                                   | 25,000,000     |
| Wastewater Treatment                                    |                          | 8,330,000     | -                                   | 8,330,000      |
|   |                          | -             | -                                   | -              |
| <b>Total Capital Projects</b>                           | \$                       | 732,739,140   | \$ 100,345,099                      | \$ 632,394,041 |
|   |                          | -             | -                                   | -              |
| Educational Facilities Project Costs                    |                          | 299,583,654   | 173,476,967                         | 126,106,687    |
| Financing Costs   |                          | -             | -                                   | -              |
| Administration Costs/ Professional Services             |                          | 3,000,000     | 3,172,659                           | (172,659)      |
| Creation Costs  |                          | 260,000       | 260,000                             | -              |
| <b>Total Project Plan</b>                               | \$                       | 1,035,582,794 | \$ 277,254,725                      | \$ 758,328,069 |

| D<br>E<br>B<br>T                        | Additional Financial Data    | FY2023 Budget | FY2023 Estimate                        | FY2024 Budget                          |
|---|------------------------------|---------------|--|--|
|   | Debt Service Other           | \$ -          | \$ 1,589,026                           | \$ 794,513                             |
| Principal                               | \$ -                         | \$ 794,513    | \$ 794,513                             |  |
| Interest                                | \$ -                         | \$ 794,513    | \$ -                                   |  |
|   | <b>Balance as of 6/30/22</b> |               | <b>Projected Balance as of 6/30/23</b> | <b>Projected Balance as of 6/30/24</b> |
| <b>Year End Outstanding (Principal)</b> |                              |               |  |  |
| Bond Debt                               | \$ 44,040,000                | \$ -          | \$ -                                   |  |
| Bank Loan                               | \$ -                         | \$ -          | \$ -                                   |  |
| Line of Credit                          | \$ -                         | \$ -          | \$ -                                   |  |
| Developer Agreement                     | \$ 22,232,639                | \$ 19,508,253 | \$ 16,436,647                          |  |
| Other                                   | \$ -                         | \$ -          | \$ -                                   |  |

CITY OF HOUSTON  
 ECONOMIC DEVELOPMENT DIVISION  
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary  
 Fund Name: Lake Houston Redevelopment Authority  
 TIRZ: 10  
 Fund Number: 7558/50

| TIRZ Budget Line Items                | FY2023 Budget        | FY2023 Estimate      | FY2024 Budget        |
|---------------------------------------|----------------------|----------------------|----------------------|
| <b>RESOURCES</b>                      |                      |                      |                      |
| RESTRICTED Funds - Capital Projects   | \$ 51,847,697        | \$ 44,850,476        | \$ 52,287,830        |
| RESTRICTED Funds - Affordable Housing | \$ -                 | \$ -                 | \$ -                 |
| RESTRICTED Funds - Bond Debt Service  | \$ 2,652,275         | \$ 4,244,272         | \$ -                 |
| <b>Beginning Balance</b>              | <b>\$ 54,499,972</b> | <b>\$ 49,094,748</b> | <b>\$ 52,287,830</b> |
| City tax revenue                      | \$ 6,797,520         | \$ 7,576,097         | \$ 8,804,143         |
| County tax revenue                    | \$ -                 | \$ -                 | \$ -                 |
| ISD tax revenue                       | \$ 13,334,918        | \$ 14,435,040        | \$ 14,435,040        |
| Incremental property tax revenue      | \$ 20,132,438        | \$ 22,011,137        | \$ 23,239,183        |
| Miscellaneous revenue                 | \$ -                 | \$ -                 | \$ -                 |
| COH TIRZ Interest                     | \$ -                 | \$ 4,000             | \$ 4,000             |
| Interest Income                       | \$ 25,000            | \$ 754,284           | \$ 175,000           |
| Other Interest Income                 | \$ 25,000            | \$ 758,284           | \$ 179,000           |
|                                       | \$ -                 | \$ 9,455,000         | \$ -                 |
| <b>City of Houston</b>                | <b>\$ -</b>          | <b>\$ 9,455,000</b>  | <b>\$ -</b>          |
|                                       | \$ -                 | \$ -                 | \$ -                 |
| <b>Grant Proceeds</b>                 | <b>\$ -</b>          | <b>\$ -</b>          | <b>\$ -</b>          |
|                                       | \$ -                 | \$ -                 | \$ -                 |
| <b>Proceeds from Bank Loan</b>        | <b>\$ -</b>          | <b>\$ -</b>          | <b>\$ -</b>          |
|                                       | \$ -                 | \$ -                 | \$ -                 |
| <b>Contract Revenue Bond Proceeds</b> | <b>\$ -</b>          | <b>\$ -</b>          | <b>\$ -</b>          |
| <b>TOTAL AVAILABLE RESOURCES</b>      | <b>\$ 74,657,410</b> | <b>\$ 81,319,169</b> | <b>\$ 76,706,013</b> |



**CITY OF HOUSTON  
ECONOMIC DEVELOPMENT DIVISION  
FISCAL YEAR 2024 BUDGET DETAIL**

**Fund Summary**  
Fund Name: Lake Houston Redevelopment Authority  
TIRZ: 10  
Fund Number: 7558/50

| TIRZ Budget Line Items  | FY2023 Budget        | FY2023 Estimate      | FY2024 Budget        |
|---|----------------------|----------------------|----------------------|
| <b>EXPENDITURES</b>   |                      |                      |                      |
| Accounting  | \$ 20,000            | \$ 14,822            | \$ 20,000            |
| Administration Salaries & Benefits                              | \$ 108,000           | \$ 104,537           | \$ 108,000           |
| Auditor   | \$ 15,000            | \$ 12,250            | \$ 15,000            |
| Tax Consultant  | \$ 13,000            | \$ 13,258            | \$ 13,000            |
| Insurance   | \$ 2,600             | \$ 2,531             | \$ 2,800             |
| Office Administration   | \$ 15,000            | \$ 11,394            | \$ 15,000            |
| <b>TIRZ Administration and Overhead</b>                         | <b>\$ 173,600</b>    | <b>\$ 158,792</b>    | <b>\$ 173,800</b>    |
| Engineering Consultants   | \$ 50,000            | \$ 38,003            | \$ 50,000            |
| Legal   | \$ 60,000            | \$ 46,757            | \$ 60,000            |
| Construction Audit  | \$ 10,000            | \$ -                 | \$ 10,000            |
| Planning Consultants  | \$ -                 | \$ -                 | \$ -                 |
| <b>Program and Project Consultants</b>                          | <b>\$ 120,000</b>    | <b>\$ 84,760</b>     | <b>\$ 120,000</b>    |
| Management consulting services                                  | \$ 293,600           | \$ 243,552           | \$ 293,800           |
| Capital Expenditures (See CIP Schedule)                         | \$ 17,868,661        | \$ 9,455,000         | \$ 32,288,844        |
| <b>TIRZ Capital Expenditures</b>                                | <b>\$ 17,868,661</b> | <b>\$ 9,455,000</b>  | <b>\$ 32,288,844</b> |
| Friendswood - Royal Brook                                       | \$ 614,798           | \$ 1,002,719         | \$ 758,628           |
| Holley-Guniganti  | \$ 11,394            | \$ 3,240             | \$ 32,334            |
| Barrington  | \$ 477,886           | \$ 424,781           | \$ 479,760           |
| Classic Contractors/Gene Mendel                                 | \$ 195,326           | \$ 168,647           | \$ 251,059           |
| Amvest-Skylark  | \$ 304,960           | \$ 268,261           | \$ 363,663           |
| Riverpoint Village  | \$ 73,652            | \$ 61,319            | \$ 79,627            |
| Meritage  | \$ 334,571           | \$ 304,942           | \$ 363,385           |
| MainStreet - Lovett   | \$ 280,365           | \$ 231,321           | \$ 311,686           |
| Stratus Kingwood Place  | \$ 140,191           | \$ 259,156           | \$ 431,464           |
| <b>Developer / Project Reimbursements</b>                       | <b>\$ 2,433,141</b>  | <b>\$ 2,724,386</b>  | <b>\$ 3,071,606</b>  |
| Bond Debt Service (Series 2021)                                 |                      |                      |                      |
| Principal   | \$ -                 | \$ 794,513           | \$ 794,513           |
| Interest  | \$ 1,589,025         | \$ 794,513           | \$ 794,513           |
| Cost of Issuance  | \$ -                 | \$ -                 | \$ -                 |
| Loan Debt Service   | \$ -                 | \$ -                 | \$ -                 |
| Principal   | \$ -                 | \$ -                 | \$ -                 |
| Interest  | \$ -                 | \$ -                 | \$ -                 |
| <b>System Debt Service</b>                                      | <b>\$ 1,589,025</b>  | <b>\$ 1,589,026</b>  | <b>\$ 1,589,026</b>  |
| <b>TOTAL PROJECT COSTS</b>                                      | <b>\$ 22,184,427</b> | <b>\$ 14,011,964</b> | <b>\$ 37,243,276</b> |
| Payment/transfer to ISD - educational facilities                | \$ 13,334,918        | \$ 14,435,040        | \$ 14,435,040        |
| Payment/transfer to ISD - educational facilities (Pass Through) | \$ -                 | \$ -                 | \$ -                 |
| Administration Fees:  |                      |                      |                      |
| City  | \$ 339,876           | \$ 378,805           | \$ 440,207           |
| County  | \$ -                 | \$ -                 | \$ -                 |
| ISD   | \$ -                 | \$ -                 | \$ -                 |
| HCC   | \$ -                 | \$ -                 | \$ -                 |
| Affordable Housing:   |                      |                      |                      |
| City  | \$ -                 | \$ -                 | \$ -                 |
| County  | \$ -                 | \$ -                 | \$ -                 |
| ISD to City of Houston  | \$ -                 | \$ -                 | \$ -                 |
| Municipal Services (Payable to COH)                             | \$ 205,530           | \$ 205,530           | \$ 205,530           |
| <b>Total Transfers</b>  | <b>\$ 13,880,324</b> | <b>\$ 15,019,376</b> | <b>\$ 15,080,777</b> |
| <b>Total Budget</b>   | <b>\$ 36,064,751</b> | <b>\$ 29,031,339</b> | <b>\$ 52,324,053</b> |
| RESTRICTED Funds - Capital Projects                             | \$ 35,940,384        | \$ 52,287,830        | \$ 15,394,635        |
| RESTRICTED Funds - Contingent Liabilities                       | \$ -                 | \$ -                 | \$ 5,380,000         |
| RESTRICTED Funds - Debt Service                                 | \$ 2,652,275         | \$ -                 | \$ 2,607,325         |
| Ending Fund Balance   | 38,592,659           | 52,287,830           | 23,381,960           |
| <b>Total Budget &amp; Ending Fund Balance</b>                   | <b>\$ 74,657,410</b> | <b>\$ 81,319,169</b> | <b>\$ 76,706,013</b> |

Notes:

**EXHIBIT "B"**

**Fiscal Years 2024-2028 Capital Improvement Plan Budget  
for the Lake Houston Zone**

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 10 - LAKE HOUSTON REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Program

| Council District | CIP No. | Project  | Fiscal Year Planned Appropriations |                     |                      |                      |                  |                  |                      |                      |                       |                       | Cumulative Total (to Date) |            |   |
|------------------|---------|--|------------------------------------|---------------------|----------------------|----------------------|------------------|------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------------|------------|---|
|                  |         |  | Through 2022                       | Projected 2023      | 2024                 | 2025                 | 2026             | 2027             | 2028                 | FY24 - FY28 Total    |                       |                       |                            |            |   |
| E                | T-1009  | Kingwood Drive at Trail Wood Village & Woodland                  | \$ -                               | -                   | -                    | -                    | -                | -                | -                    | -                    | -                     | -                     | -                          | -          | - |
| E                | T-1010  | Kingwood Drive at Chestnut Ridge Drive                           | \$ -                               | -                   | -                    | -                    | -                | -                | -                    | -                    | -                     | -                     | -                          | -          | - |
| E                | T-1011  | Mill Branch Drive Reconstruction between                         | \$ -                               | -                   | -                    | -                    | -                | -                | -                    | -                    | -                     | -                     | -                          | -          | - |
| E                | T-1012  | Woodland Hills Extension TIP Application                         | \$ -                               | -                   | -                    | -                    | -                | -                | -                    | -                    | -                     | -                     | -                          | -          | - |
| E                | T-1013  | Northpark Drive Overpass Project                                 | \$ 7,336,331                       | 9,455,000           | 32,198,844           | 28,828,064           | -                | -                | -                    | -                    | -                     | -                     | 81,024,908                 | 77,816,239 |   |
| E                | T-1014A | Northpark Drive Reconstruction - Montgomery County CSU 0812-37-2 | \$ 824,477                         | -                   | -                    | -                    | -                | -                | 11,917,369           | 11,792,369           | 23,708,738            | 24,534,215            | 46,226,711                 |            |   |
| E                | T-1014B | Northpark Drive Reconstruction - Harris County                   | \$ 319,263                         | -                   | -                    | -                    | -                | -                | 23,153,724           | 22,753,724           | 45,907,448            | 45,907,448            |                            |            |   |
| E                | T-1089  | Concrete Panel and Sidewalk Replacement Program                  | \$ -                               | -                   | 90,000               | 90,000               | 90,000           | 90,000           | 90,000               | 90,000               | 90,000                | 450,000               | 450,000                    |            |   |
| <b>Totals</b>    |         |  | <b>\$ 8,480,071</b>                | <b>\$ 9,455,000</b> | <b>\$ 32,288,844</b> | <b>\$ 28,916,064</b> | <b>\$ 90,000</b> | <b>\$ 90,000</b> | <b>\$ 95,161,093</b> | <b>\$ 34,636,093</b> | <b>\$ 131,092,094</b> | <b>\$ 149,027,165</b> |                            |            |   |

\* NOTE:  
\*\* NOTE:  
\*\*\* NOTE:

2024 - 2028 CAPITAL IMPROVEMENT PLAN  
TIRZ No. 10 - LAKE HOUSTON REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM  
Economic Development Program

| Source of Funds      | Fiscal Year Planned Appropriations |                  |                   |                   |               |                   |                   |                    |                    |  | Cumulative Total (To Date) |
|----------------------|------------------------------------|------------------|-------------------|-------------------|---------------|-------------------|-------------------|--------------------|--------------------|--|----------------------------|
|                      | Through 2022                       | Projected 2023   | 2024              | 2025              | 2026          | 2027              | 2028              | FY24 - FY28 Total  |                    |  |                            |
| TIRZ Funds           | 8,480,071                          | -                | 32,288,844        | 28,916,064        | 90,000        | 15,948,805        | 15,423,805        | 92,687,518         | 101,147,589        |  |                            |
| City of Houston      | -                                  | 9,455,000        | -                 | -                 | -             | -                 | -                 | -                  | 9,455,000          |  |                            |
| Grants               | -                                  | -                | -                 | -                 | -             | 19,212,288        | 19,212,288        | 38,424,576         | 38,424,576         |  |                            |
| Other                | -                                  | -                | -                 | -                 | -             | -                 | -                 | -                  | -                  |  |                            |
| <b>Project Total</b> | <b>8,480,071</b>                   | <b>9,455,000</b> | <b>32,288,844</b> | <b>28,916,064</b> | <b>90,000</b> | <b>35,161,093</b> | <b>34,636,093</b> | <b>131,092,094</b> | <b>149,027,155</b> |  |                            |

|                       |   |      |                       |          |       |      |        |       |
|-----------------------|---|------|-----------------------|----------|-------|------|--------|-------|
| <b>Project:</b>       | Northpark Drive Overpass Project  |      | City Council District | Key Map: | WBS.: |      | T-1013 |       |
|                       | Location:   | E    | Geo. Ref.:            |          |       |      |        |       |
|                       | Served:   | E    | Neighborhood:         |          |       |      |        |       |
| <b>Description:</b>   | Reconstruction of Northpark Drive into a 6 lane divided roadway with an overpass between US 69 and Russell Palmer Road. |      |                       |          |       |      |        |       |
| <b>Justification:</b> | Excessive congestion attributable to regular roadway closures at Union Pacific Rail Road (UPRR) tracks.                 |      |                       |          |       |      |        |       |
|                       | Operating and Maintenance Costs: (\$ Thousands)   |      | 2024                  | 2025     | 2026  | 2027 | 2028   | Total |
|                       | Personnel   | -    | -                     | -        | -     | -    | -      | \$ -  |
|                       | Supplies  | -    | -                     | -        | -     | -    | -      | \$ -  |
|                       | Svcs. & Chgs.   | -    | -                     | -        | -     | -    | -      | \$ -  |
|                       | Capital Outlay  | -    | -                     | -        | -     | -    | -      | \$ -  |
|                       | <b>Total</b>  | \$ - | \$ -                  | \$ -     | \$ -  | \$ - | \$ -   | \$ -  |
|                       | FTEs  | -    | -                     | -        | -     | -    | -      | -     |

**Fiscal Year Planned Expenses**

| Project Allocation      | Projected Expenses thru 6/30/22 | 2023 Budget | 2023 Estimate | 2024       | 2025       | 2026 | 2027 | 2028 | FY24 - FY28 Total | Cumulative Total (To Date) |
|-------------------------|---------------------------------|-------------|---------------|------------|------------|------|------|------|-------------------|----------------------------|
| <b>Phase</b>            |                                 |             |               |            |            |      |      |      |                   |                            |
| 1 Planning              | -                               | -           | -             | -          | -          | -    | -    | -    | \$ -              | \$ -                       |
| 2 Acquisition           | 3,917,505                       | 1,250,000   | 6,100,843     | 241,494    | -          | -    | -    | -    | \$ 241,494        | \$ 10,259,842              |
| 3 Design                | 2,742,116                       | 50,000      | 90,409        | -          | -          | -    | -    | -    | \$ -              | \$ 2,832,525               |
| 4 Construction          | -                               | 10,185,578  | 3,252,071     | 27,349,549 | 27,349,550 | -    | -    | -    | \$ 54,699,099     | \$ 57,951,170              |
| 5 Equipment             | -                               | -           | -             | -          | -          | -    | -    | -    | \$ -              | \$ -                       |
| 6 Close-Out             | -                               | -           | -             | -          | -          | -    | -    | -    | \$ -              | \$ -                       |
| 7 Other                 | 676,710                         | 2,387,000   | 11,677        | 4,607,801  | 1,476,514  | -    | -    | -    | \$ 6,084,315      | \$ 6,772,702               |
|                         |                                 |             |               |            |            |      |      |      | \$ -              | \$ -                       |
|                         |                                 |             |               |            |            |      |      |      | \$ -              | \$ -                       |
|                         |                                 |             |               |            |            |      |      |      | \$ -              | \$ -                       |
|                         |                                 |             |               |            |            |      |      |      | \$ -              | \$ -                       |
|                         |                                 |             |               |            |            |      |      |      | \$ -              | \$ -                       |
| <b>Other Sub-Total:</b> | 676,710                         | 2,387,000   | 11,677        | 4,607,801  | 1,476,514  | -    | -    | -    | \$ 6,084,315      | \$ 6,772,702               |

|                          |              |               |              |               |               |      |      |      |               |               |
|--------------------------|--------------|---------------|--------------|---------------|---------------|------|------|------|---------------|---------------|
| <b>Total Allocations</b> | \$ 7,336,331 | \$ 13,872,578 | \$ 9,455,000 | \$ 32,198,844 | \$ 28,826,064 | \$ - | \$ - | \$ - | \$ 61,024,908 | \$ 77,816,239 |
|--------------------------|--------------|---------------|--------------|---------------|---------------|------|------|------|---------------|---------------|

| Source of Funds    | Projected Expenses thru 6/30/22 | 2023 Budget   | 2023 Estimate | 2024          | 2025          | 2026 | 2027 | 2028 | FY24 - FY28 Total | Cumulative Total (To Date) |
|--------------------|---------------------------------|---------------|---------------|---------------|---------------|------|------|------|-------------------|----------------------------|
| TIRZ Funds         | 7,336,331                       | 13,872,578    | -             | 32,198,844    | 28,826,064    | -    | -    | -    | \$ 61,024,908     | \$ 68,361,239              |
| City of Houston    | -                               | -             | 9,455,000     | -             | -             | -    | -    | -    | \$ -              | \$ 9,455,000               |
| Grants             | -                               | -             | -             | -             | -             | -    | -    | -    | \$ -              | \$ -                       |
| Other              | -                               | -             | -             | -             | -             | -    | -    | -    | \$ -              | \$ -                       |
| <b>Total Funds</b> | \$ 7,336,331                    | \$ 13,872,578 | \$ 9,455,000  | \$ 32,198,844 | \$ 28,826,064 | \$ - | \$ - | \$ - | \$ 61,024,908     | \$ 77,816,239              |

\*NOTE:

|                       |   |                       |               |       |         |      |       |
|-----------------------|---|-----------------------|---------------|-------|---------|------|-------|
| <b>Project:</b>       | Northpark Drive Reconstruction - Montgomery County<br>CSJ: 0912-37-245  | City Council District | Key Map:      | WBS.: | T-1014A |      |       |
|                       |   | Location:             | Geo. Ref.:    |       |         |      |       |
|                       |   | Served:               | Neighborhood: |       |         |      |       |
| <b>Description:</b>   | Reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive including elevation of roadway at Briar Branch above 500 year flood elevation and a pedestrian underpass at Plum Valley Drive. | 2024                  | 2025          | 2026  | 2027    | 2028 | Total |
| <b>Justification:</b> | Excessive vehicular congestion combined with regular roadway inundation at Briar Branch prohibits emergency access to Kingwood residents during high water events.  |                       |               |       |         |      |       |
|                       |   | Personnel             |               |       |         |      | \$    |
|                       |   | Supplies              |               |       |         |      | \$    |
|                       |   | Svcs. & Chgs.         |               |       |         |      | \$    |
|                       |   | Capital Outlay        |               |       |         |      | \$    |
|                       |   | <b>Total</b>          | \$            | \$    | \$      | \$   | \$    |
|                       |   | FTEs                  |               |       |         |      |       |

**Fiscal Year Planned Expenses**

| Project Allocation       | Projected Expenses thru 6/30/22 | 2023 Budget  | 2023 Estimate | 2024 | 2025 | 2026 | 2027          | 2028          | FY24 - FY28 Total | Cumulative Total (To Date) |
|--------------------------|---------------------------------|--------------|---------------|------|------|------|---------------|---------------|-------------------|----------------------------|
| <b>Phase</b>             |                                 |              |               |      |      |      |               |               |                   |                            |
| 1 Planning               | -                               | -            | -             | -    | -    | -    | -             | -             | \$                | \$                         |
| 2 Acquisition            | -                               | -            | -             | -    | -    | -    | 1,000,000     | 1,000,000     | \$ 2,000,000      | \$ 2,000,000               |
| 3 Design                 | 824,477                         | 1,590,853    | -             | -    | -    | -    | -             | -             | \$                | \$ 824,477                 |
| 4 Construction           | -                               | -            | -             | -    | -    | -    | 10,292,369    | 10,292,369    | \$ 20,584,738     | \$ 20,584,738              |
| 5 Equipment              | -                               | -            | -             | -    | -    | -    | -             | -             | \$                | \$                         |
| 6 Close-Out              | -                               | -            | -             | -    | -    | -    | -             | -             | \$                | \$                         |
| 7 Other                  | -                               | -            | -             | -    | -    | -    | 525,000       | 500,000       | \$ 1,025,000      | \$ 1,025,000               |
|                          |                                 |              |               |      |      |      | 100,000       | -             | \$ 100,000        | \$ 100,000                 |
|                          |                                 |              |               |      |      |      | -             | -             | \$                | \$                         |
|                          |                                 |              |               |      |      |      | -             | -             | \$                | \$                         |
|                          |                                 |              |               |      |      |      | -             | -             | \$                | \$                         |
| <b>Other Sub-Total:</b>  |                                 |              |               |      |      |      | 625,000       | 500,000       | \$ 1,125,000      | \$ 1,125,000               |
| <b>Total Allocations</b> | \$ 824,477                      | \$ 1,590,853 | \$            | \$   | \$   | \$   | \$ 11,917,369 | \$ 11,792,369 | \$ 23,709,738     | \$ 24,534,215              |

| Source of Funds    | 2024       | 2025         | 2026 | 2027 | 2028 | FY24 - FY28 Total | Cumulative Total (To Date) |
|--------------------|------------|--------------|------|------|------|-------------------|----------------------------|
| TIRZ Funds         |            |              |      |      |      |                   |                            |
| City of Houston    |            |              |      |      |      |                   |                            |
| Grants             |            |              |      |      |      |                   |                            |
| Other              |            |              |      |      |      |                   |                            |
| <b>Total Funds</b> | \$ 824,477 | \$ 1,590,853 | \$   | \$   | \$   | \$ 23,709,738     | \$ 24,534,215              |

\*NOTE: Northpark Drive Reconstruction CSJ:0912-72-618

|                       |   |  |                       |                |      |      |         |      |       |
|-----------------------|---|--|-----------------------|----------------|------|------|---------|------|-------|
| <b>Project:</b>       | Northpark Drive Reconstruction - Harris County  |  | Key Map:              | WBS.:          |      |      | T-1014B |      |       |
|                       | CSJ: 0912-72-618  |  | Geo. Ref.:            |                |      |      |         |      |       |
|                       |   |  | Neighborhood:         |                |      |      |         |      |       |
| <b>Description:</b>   | Reconstruction of Northpark Drive from Russell Palmer Road to Woodland Hills Drive including elevation of roadway at Briar Branch above 500 year flood elevation and a pedestrian underpass at Plum Valley Drive. |  | City Council District | 2024           | 2025 | 2026 | 2027    | 2028 | Total |
| <b>Justification:</b> | Excessive vehicular congestion combined with regular roadway inundation at Briar Branch prohibits emergency access to Kingwood residents during high water events.  |  | Location:             | E              | E    |      |         |      |       |
|                       |   |  | Served:               | E              |      |      |         |      |       |
|                       |   |  |                       | Personnel      |      |      |         |      | \$ -  |
|                       |   |  |                       | Supplies       |      |      |         |      | \$ -  |
|                       |   |  |                       | Svs. & Chgs.   |      |      |         |      | \$ -  |
|                       |   |  |                       | Capital Outlay |      |      |         |      | \$ -  |
|                       |   |  |                       | <b>Total</b>   | \$ - | \$ - | \$ -    | \$ - | \$ -  |
|                       |   |  |                       | FTEs           |      |      |         |      | -     |

**Fiscal Year Planned Expenses**

| Project Allocation      | Projected Expenses thru 6/30/22 | 2023 Budget | 2023 Estimate | 2024 | 2025 | 2026       | 2027       | 2028       | FY24 - FY28 Total | Cumulative Total (To Date) |
|-------------------------|---------------------------------|-------------|---------------|------|------|------------|------------|------------|-------------------|----------------------------|
| <b>Phase</b>            |                                 |             |               |      |      |            |            |            |                   |                            |
| 1 Planning              | -                               | -           | -             | -    | -    | -          | -          | -          | \$ -              | \$ -                       |
| 2 Acquisition           | -                               | -           | -             | -    | -    | -          | -          | -          | \$ -              | \$ -                       |
| 3 Design                | 319,263                         | 2,315,230   |               |      |      | 1,000,000  | 1,000,000  | 1,000,000  | \$ 2,000,000      | \$ 2,319,263               |
| 4 Construction          | -                               | -           | -             | -    | -    | 21,653,724 | 21,653,724 | 21,653,724 | \$ 43,307,448     | \$ 43,307,448              |
| 5 Equipment             | -                               | -           | -             | -    | -    | -          | -          | -          | \$ -              | \$ -                       |
| 6 Close-Out             | -                               | -           | -             | -    | -    | -          | -          | -          | \$ -              | \$ -                       |
| 7 Other                 | -                               | -           | -             | -    | -    | 500,000    | 100,000    | 100,000    | \$ 600,000        | \$ 600,000                 |
|                         |                                 |             |               |      |      |            |            |            | \$ -              | \$ -                       |
|                         |                                 |             |               |      |      |            |            |            | \$ -              | \$ -                       |
|                         |                                 |             |               |      |      |            |            |            | \$ -              | \$ -                       |
|                         |                                 |             |               |      |      |            |            |            | \$ -              | \$ -                       |
|                         |                                 |             |               |      |      |            |            |            | \$ -              | \$ -                       |
| <b>Other Sub-Total:</b> |                                 |             |               |      |      |            | 500,000    | 100,000    | \$ 600,000        | \$ 600,000                 |

| Total Allocations      | \$ 319,263 | \$ 2,315,230 | \$ - | \$ - | \$ - | \$ - | \$ 23,153,724 | \$ 22,753,724 | \$ 45,907,448 | \$ 46,226,711 |
|------------------------|------------|--------------|------|------|------|------|---------------|---------------|---------------|---------------|
| <b>Source of Funds</b> |            |              |      |      |      |      |               |               |               |               |
| TIRZ Funds             | 319,263    | 2,315,230    |      |      |      |      | 13,362,100    | 12,962,100    | \$ 26,324,200 | \$ 26,643,463 |
| City of Houston        | -          | -            | -    | -    | -    | -    | -             | -             | \$ -          | \$ -          |
| Grants                 | -          | -            | -    | -    | -    | -    | 9,791,624     | 9,791,624     | \$ 19,583,248 | \$ 19,583,248 |
| Other                  | -          | -            | -    | -    | -    | -    | -             | -             | \$ -          | \$ -          |
| <b>Total Funds</b>     | \$ 319,263 | \$ 2,315,230 | \$ - | \$ - | \$ - | \$ - | \$ 23,153,724 | \$ 22,753,724 | \$ 45,907,448 | \$ 46,226,711 |

\*NOTE: Northpark Drive Reconstruction CSJ:0912-37-245

|  |  |                      |                     |      |      |       |
|--|--|----------------------|---------------------|------|------|-------|
| <b>Project:</b> Concrete Panel and Sidewalk Replacement Program      | <b>City Council District:</b> E                        | <b>Key Map:</b>      | <b>WBS.:</b> T-1099 |      |      |       |
| <b>Description:</b> HPW Street Maintenance Program                   | <b>Location:</b> E                                     | <b>Geo. Ref.:</b>    |                     |      |      |       |
| <b>Justification:</b> Mobility improvements to extend life of roads. | <b>Served:</b> E                                       | <b>Neighborhood:</b> |                     |      |      |       |
|  | <b>Operating and Maintenance Costs: (\$ Thousands)</b> |                      |                     |      |      |       |
|  | 2024   | 2025                 | 2026                | 2027 | 2028 | Total |
| Personnel  | -  | -                    | -                   | -    | -    | \$ -  |
| Supplies   | -  | -                    | -                   | -    | -    | \$ -  |
| Svcs. & Chgs.  | -  | -                    | -                   | -    | -    | \$ -  |
| Capital Outlay   | -  | -                    | -                   | -    | -    | \$ -  |
| <b>Total</b>   | \$ -   | \$ -                 | \$ -                | \$ - | \$ - | \$ -  |
| FTEs   | -  | -                    | -                   | -    | -    | -     |

**Fiscal Year Planned Expenses**

| Project Allocation      | Projected Expenses thru 6/30/22 | 2023 Budget | 2023 Estimate | 2024   | 2025   | 2026   | 2027   | 2028   | FY24 - FY28 Total | Cumulative Total (To Date) |
|-------------------------|---------------------------------|-------------|---------------|--------|--------|--------|--------|--------|-------------------|----------------------------|
| <b>Phase</b>            |                                 |             |               |        |        |        |        |        |                   |                            |
| 1 Planning              | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 2 Acquisition           | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 3 Design                | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 4 Construction          | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 5 Equipment             | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 6 Close-Out             | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| 7 Other                 | -                               | 90,000      | -             | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | \$ 450,000        | \$ 450,000                 |
|                         | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
|                         | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
|                         | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
|                         | -                               | -           | -             | -      | -      | -      | -      | -      | \$ -              | \$ -                       |
| <b>Other Sub-Total:</b> | -                               | 90,000      | -             | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | \$ 450,000        | \$ 450,000                 |

|                          |      |           |      |           |           |           |           |           |            |            |
|--------------------------|------|-----------|------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| <b>Total Allocations</b> | \$ - | \$ 90,000 | \$ - | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 450,000 | \$ 450,000 |
|--------------------------|------|-----------|------|-----------|-----------|-----------|-----------|-----------|------------|------------|

|                        |      |           |      |           |           |           |           |           |            |            |
|------------------------|------|-----------|------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| <b>Source of Funds</b> |      |           |      |           |           |           |           |           |            |            |
| TIRZ Funds             | -    | 90,000    | -    | 90,000    | 90,000    | 90,000    | 90,000    | 90,000    | \$ 450,000 | \$ 450,000 |
| City of Houston        | -    | -         | -    | -         | -         | -         | -         | -         | \$ -       | \$ -       |
| Grants                 | -    | -         | -    | -         | -         | -         | -         | -         | \$ -       | \$ -       |
| Other                  | -    | -         | -    | -         | -         | -         | -         | -         | \$ -       | \$ -       |
| <b>Total Funds</b>     | \$ - | \$ 90,000 | \$ - | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 90,000 | \$ 450,000 | \$ 450,000 |